

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 7

CASE NUMBER/
PROJECT NAME

**1-MP-2005
Wildcat Hill**

LOCATION

Southeast corner of Cave Creek & Bartlett Lake Roads

REQUEST

Request to approve Master Environmental Design Concept Plan.

OWNER

Wildcat Hill LLC
602-954-4550

ENGINEER

N / A

ARCHITECT/
DESIGNER

N / A

APPLICANT/
COORDINATOR

Shelly Mc Tee
Biskind, Hunt & Taylor
PLC
602-955-3452

BACKGROUND

Zoning.

The site is zoned Residential, R1-190 ESL (Single Family Residential/Environmentally Sensitive Lands). The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features are to be protected.

Context.

This subdivision is located at the southeast corner of Bartlett Lake and Cave Creek Roads.

- North: R1-190 to the north, The Quail Ridge Subdivision.
- South/Southwest: R1-190 to the south, unsubdivided; the Tonto National Forest to the south and southeast.
- West: The surrounding property is zoned R1-43 to the west, Desert Mountain, Carefree Hills, and Vista Valle.

The site is approximately 360-acres and is currently vacant. The site has several washes that run through it in a southerly direction. The site terrain has elevations that range from 3240 feet to 3275 feet above sea level.

The most significant features of the site include numerous rock outcropping, wash corridors and the Wildcat Hill Landmark.

The site vegetation consists of desert trees, shrubs, ground covers, and cactus. The tree species consist of Blue Palo Verde, and mesquite, Foothill Palo Verde, and Ironwood. Saguaro, cholla, barrel, hedgehog and ocotillo cactus are found throughout the site, as well as acacia, creosote, jojobas are dominant as shrubs.

APPLICANT'S
PROPOSAL

Applicant's Request.

The pre-annexation agreement had a stipulation that a Master Environmental Design Concept plan (MEDCP) be submitted for approval. The applicant is no longer responsible to the stipulation in that agreement but has decided that this project would

benefit by having a MEDCP. The MEDCP will document the design and planning philosophy as well as to affirm the vision of the proposed Wildcat Hill community. This document will summarize the community design elements that will establish the character and tone for all components of the Wildcat Hill master plan. This document will provide guidelines for the proposed Community Architecture (walls, gates, signs, lighting, etc.), Landscape, Revegetation Program, Wash Corridors, Vehicular Circulation, Pedestrian Circulation, and the Wildcat Hill Preservation.

- ❖ The architecture of the proposed main community entrance buildings (gate house) will be Spanish Hacienda style. The architecture style for the dwelling units will be governed by CC&R's. (See page 5-10 of enclosed Master Environmental Design Concept Plan [MEDCP] booklet.)
- ❖ The Landscape and open space concept makes the use of the indigenous desert vegetation using a variety of plant species and densities to create three character zones. (See page 2-3 of enclosed MEDCP booklet.)
 - Undisturbed Areas
 - Revegetated Natural Areas
 - Enhanced Natural Areas
- ❖ Drainage channels were inventoried in the field and delineated to more accurately plan roadway crossings and locate building envelopes to minimize disturbance. (See page 12 of enclosed MEDCP booklet.)
- ❖ The internal circulation pattern is designed to avoid major land features and vegetation as well as to minimize wash crossings. Granite shoulders adjacent to all internal roadways will function as the internal pedestrian trail system. The administration of Tonto National Forest and the City of Scottsdale trails coordinator have decided to limit access to the forest at the request of the Tonto National Forest. (See page 12)
- ❖ The preservation of the Wildcat Hill will be accomplished by easement dedications. (See page 12 of enclosed MEDCP booklet.)

Development Information:

- Existing Use: Vacant Land/Residential
- Proposed Use: Single Family Residential
- Parcel Size: 360+/- Acres
- Building Height Allowed/Proposed: Allowed 24 Feet, Proposed 24 Feet
- Open Space Required/Provided: NAOS Required 145.62+/- Acres, NAOS Provided 171.25+/- Acres
- Number of Units: 76 Custom Homes
- Density: 0.22 Units/Acre

DISCUSSION

The Pre-annexation agreement between The Wildcat Hill LLC and the City of Scottsdale was approved and recorded (Resolution #5570) in December 2000. The agreement had a "Duration of Agreement (5.g)" that, "the pre-annexation agreement shall automatically terminate and be of no further force or effect on January 15, 2005; provided, however, that if the parties mutually determine that a longer period for the performance of the provisions of the Agreement is necessary for any reason, the terms of the Agreement may be extended by a written amendment." The applicant did not exercise the right to extend the agreement, and after the expiration of the agreement the applicant formally applied for DRB approval of the revised preliminary plat. All stipulations in the expired agreement are no longer valid. Staff has had numerous

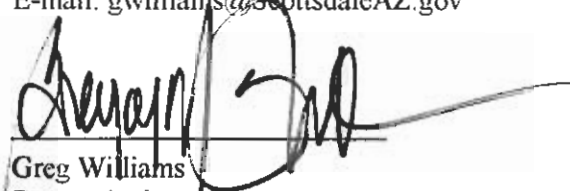
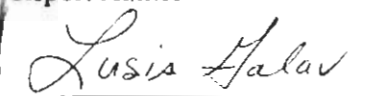
meetings with the applicant for the purpose of reapplying some of the stipulations from the previous agreement. The applicant has made an effort to accommodate the environmental concerns of the neighbors as well as city staff.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

**STAFF
CONTACT(S)**

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1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map

tal Design Concept Plan ∞

1.00 INTRODUCTION

1.01 PROJECT LOCATION.

The Wildcat Hill project is located at the southeast corner of Bartlett Lake Drive and Cave Creek Road in the far northern region of Scottsdale. Wildcat Hill was annexed into the City in late 2000 and the underlying R1-190 zoning was adopted subsequent to the annexation.

The property is approximately 360 acres in area. The planning and development team proposes to develop the community with seventy-six (76) single-family custom home sites, pursuant to the ESL ordinance and the R1-190 development standards, as amended. Lots will average approximately five-acres in area. The proposed Wildcat Hill development is primarily comprised of natural open spaces and low-density residential uses. Home sites have been planned to preserve the site's natural features and maximize opportunity towards the significant regional view present from this area.

Access to the Wildcat Hill project will be via Cave Creek Road. The primary objective of the layout of internal roads and home sites was to clearly reflect sensitivity to the preservation of native vegetation, washes, and the Wildcat Hill landform near the southeast corner of the project.

1.02 REQUEST.

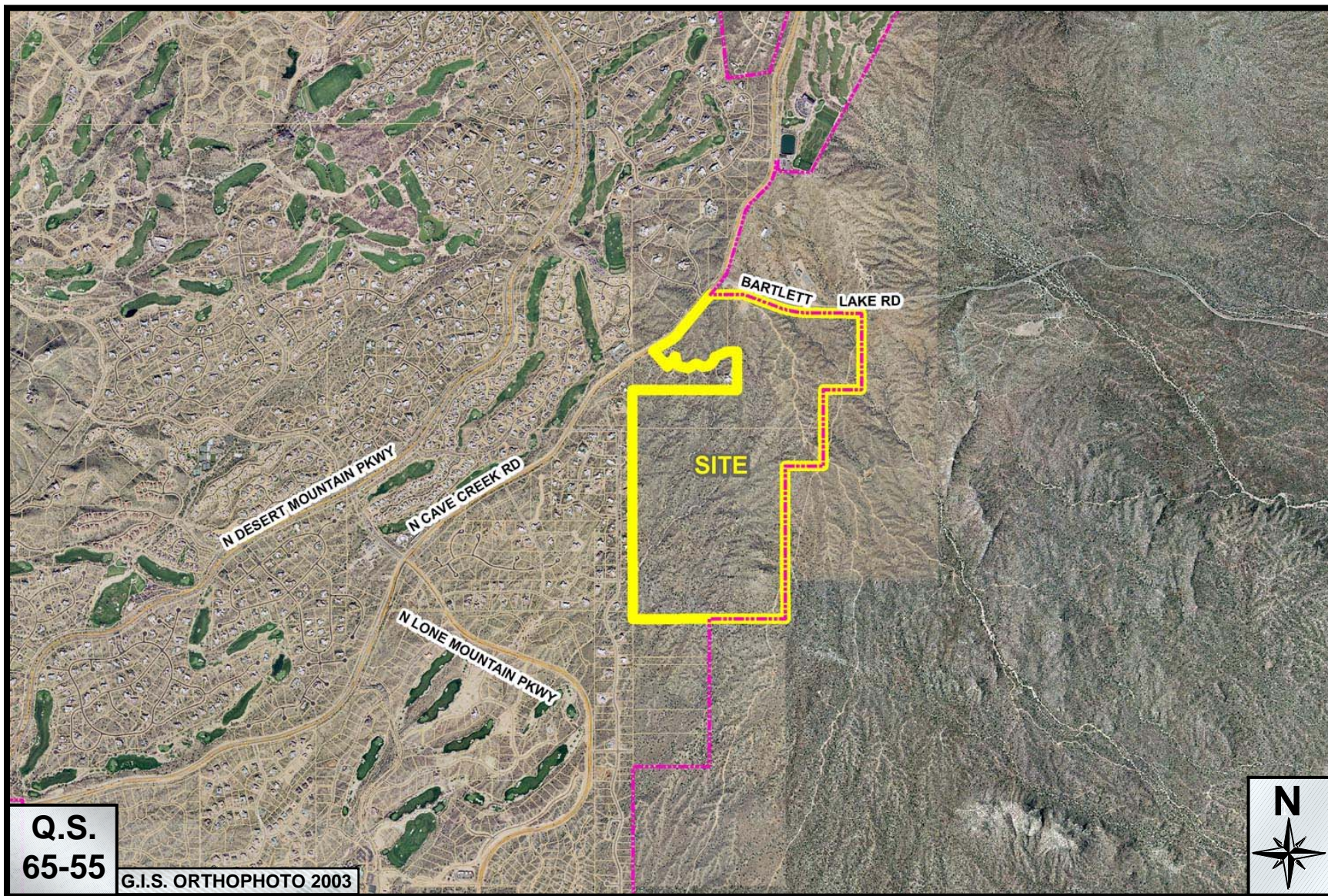
This application represents a request for Development Review Board approval of a Master Environmental Design Concept Plan (MEDCP) and preliminary plat for the Wildcat Hill development.

This document is a summary of the community design elements that will establish the character and tone for all of the components of the Wildcat Hill master plan. This MEDCP document contains information regarding the proposed community architecture (walls, signs, lighting, etc.), as well as the landscape and revegetation program for the community. This document is not intended to cover the design concepts for the architecture and landscape components of individual residential lots. Those elements will be addressed through future community architectural guidelines and covenants, conditions and restrictions.

The predominant goal of the community thematic elements contained in this MEDCP is to maintain a low profile and to blend into and complement the existing natural desert setting of the site. Materials will be complementary in color and texture with surrounding the desert.

cat Hill

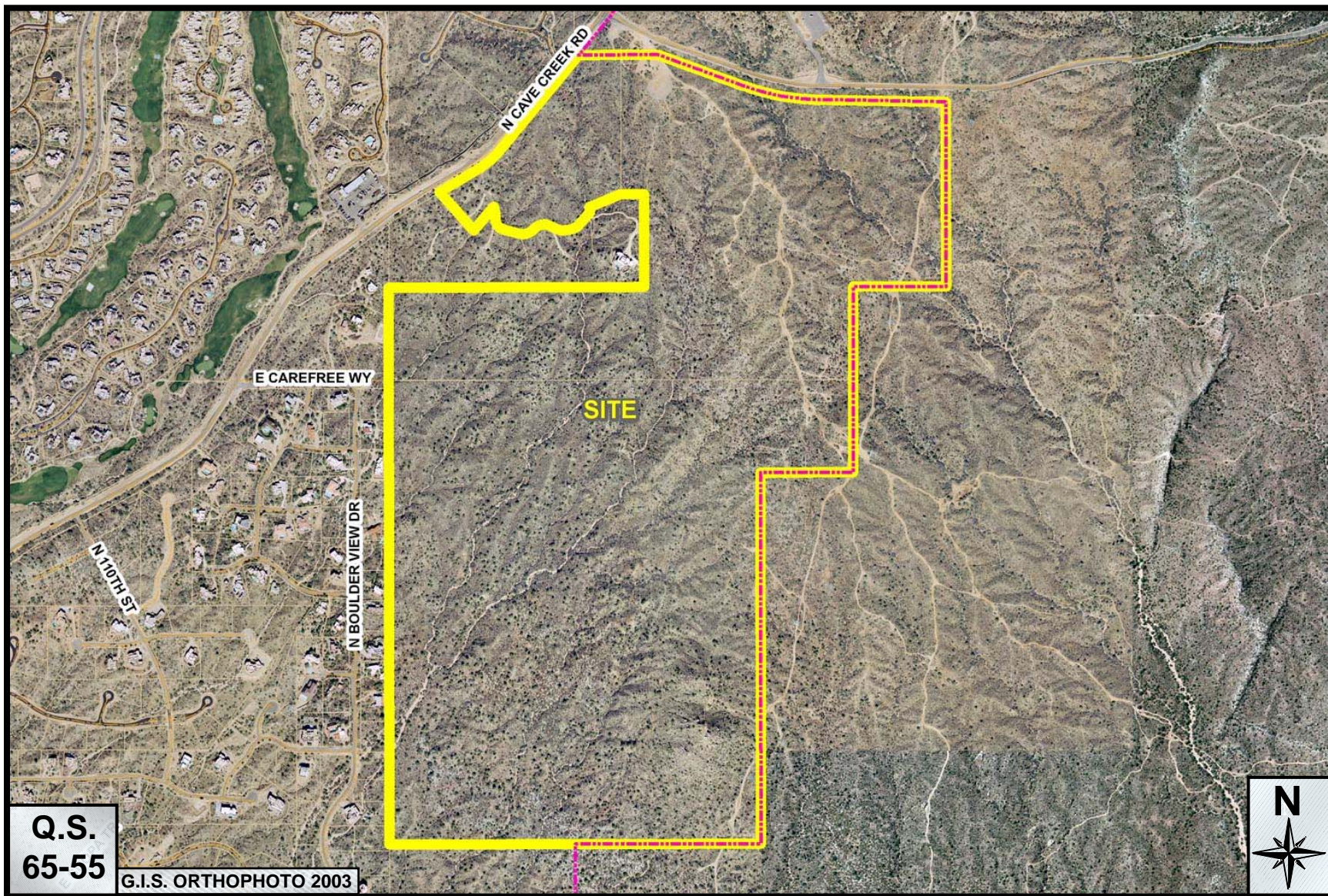




Wildcat Hill MEDCP

1-MP-2005

ATTACHMENT #2



Wildcat Hill

8-PP-2005

ATTACHMENT #2A

